

**Stamski and McNary, Inc.**

**Engineering - Planning - Surveying**

80 Harris Street Acton, MA 01720

[www.stamskiandmcnary.com](http://www.stamskiandmcnary.com)

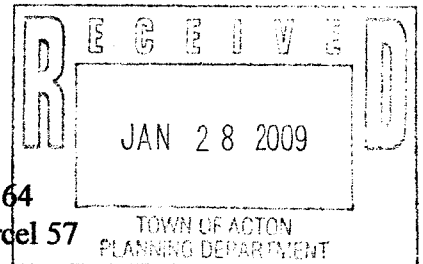
# **Application for Approval of a Preliminary Plan**

Under the Subdivision Control Law and the Acton Planning Board Subdivision Rules and Regulations

For

## **Faulkner Mill Subdivision**

**Location:** Town Atlas Map H2-A, Parcel 64  
and a portion of Map H2-A Parcel 57  
4 High Street  
Acton, MA 01720



**Applicant:** **Faulkner Mill Realty, LLC**  
25 Westford Lane  
Acton, MA 01720

**Date:** January 28, 2009

SM-3296A

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- 1. FORM PP – APPLICATION FOR APPROVAL OF  
PRELIMINARY PLAN**

**ACTON PLANNING BOARD**

**FORM PP**

**APPLICATION FOR APPROVAL OF PRELIMINARY PLAN**

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Acton for Approval under the suggested procedure in the Rules and Regulations Governing the Subdivision of Land in the Town of Acton, Massachusetts.

(Please type or print information in blanks below.)

1. Name of Proposed Subdivision FAULKNER MILL SUBDIVISION
2. Name of Applicant(s) FAULKNER MILL REALTY, LLC  
Address 25 WESTFORD LANE, ACTON, MA Phone 978 266 9751
3. Name of Property Owner(s) (SAME AS APPLICANT)  
Address " Phone "
4. Name of Engineer STAMSKI AND McNARY, INC  
Address 80 HARRIS ST, ACTON, MA Phone 978 263 8585
5. Name of Land Surveyor (SAME AS ENGINEER)  
Address " Phone "
6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number a. 51033  
a. 458 b. 42341  
Page Number b. 464 and/or registered in the Middlesex Registry of Land Court, Certificate of Title Number -
7. Zoning District SAV Map No.(s) H-2A Parcel No.(s) 64 + PORTION OF 57
8. Approximate acreage in subdivision 2.6± Number of lots 2
9. Total length of road(s) in linear feet 466±
10. Location and Description of property 4 HIGH STREET

Signature of Applicant, Date

Signature of Applicant, Date

Signature of Owner, Date

Signature of Owner, Date

ALL owners (in case of a corporation, an authorized officer; in the case of a trust, ALL trustees) must sign.

## **2. DEVELOPMENT IMPACT REPORT**

## **DEVELOPMENT IMPACT REPORT**

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with an application for approval of a preliminary and a definitive subdivision plan. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

## DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision: **Faulkner Mill Subdivision**
2. Location: **4 High St**
3. Name of Applicant(s): **Faulkner Mill Realty, LLC**
4. Brief Description of the Proposed Project: **A mixed Residential and Commercial subdivision consisting of two lots served by a public way, "Faulkner Mill Road", designed in accordance with the Acton Planning Board's Subdivision Rules and Regulations.**
5. Name of Individual Preparing this DIR: **George Dimakarakos, P.E. #41281**  
Address: **Stamski and McNary, Inc., 80 Harris Street, Acton, MA**  
Business Phone: **978-263-8585 x212**
6. Professional Credentials: **Commonwealth of MA Registered Professional Civil Engineer**

### **A. Site Description**

7. Present permitted and actual land uses by percentage of the site.

<b><i>Uses</i></b>	<b><i>Percentage</i></b>
Industrial	0
Commercial	0
Residential	100
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: **2.6 +/-**

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)	0	0
Forested	0.3 +/-	0.3 +/-
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0.4 +/-	0.4 +/-
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0.7 +/-	0
Roads, buildings and other impervious surfaces	0.3 +/-	0.7 +/-
Other (indicate type)     Lawn	0.9 +/-	1.2 +/-

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<b>District</b>	<b>Percentage</b>
South Acton Village (SAV)	100
Groundwater Protection District Zone 4	100

10. Predominant soil type(s) on the site: **Udorthents, Woodbridge Fine Sandy Loam, Paxton Fine Sandy Loam**

Soil drainage (Use the US Soil Conservation Service's definition)

<b>Soil Type</b>	<b>% of the Site</b>
Well drained	13
Moderately well drained	77
Poorly drained	10

11. Are there bedrock outcroppings on the site? ☐ yes ☒ no
12. Approximate percentage of proposed site with slopes between:

<b>Slope</b>	<b>% of the Site</b>
0 - 10%	27
10 - 15%	58
greater than 15%	15

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well?

Zone(s): **4** Proximity to a public well: **8,000'+/-**

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director).

☐ yes ☒ no

If yes, specify:

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?

☐ yes ☒ no

If yes, specify: \_\_\_\_\_



16. Are there any established foot-paths running through the site or railroad right of ways?  
☐ yes ☒ no

If yes, specify:

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ☐ yes ☒ no

Is the site adjacent to conservation land or a recreation area? ☐ yes ☒ no

If yes, specify:

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  
☒ yes ☐ no

If yes, specify: **A small amount of wetland exists on site. It has been extensively degraded by former commercial development that existed on the property.**

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☐ yes ☒ no (21E has been done.)

If yes, specify results:

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ☐ yes ☒ no

If yes, specify \_\_\_\_\_  
\_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Acton Historical Society.)  
☐ yes ☒ no

If yes, please describe \_\_\_\_\_

24. Is the project contiguous to or does it contain a building in a local historic district or national register district?  
☒ yes ☐ no

25. Is the project contiguous to any section of the Isaac Davis Trail?  
☐ yes ☒ no

If yes, please describe \_\_\_\_\_

### **B. Circulation System**

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic	<b>150</b>
Average peak hour volume AM	<b>16</b>
Average peak hour volume PM	<b>14</b>

27. Existing street(s) providing access to proposed subdivision:

Name: **High Street**, Town Classification: **Collector**

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Names of ways: **School St./River St.; High St./unnamed Private Rd; Maple St./Main St.; School St./Main St.; Railroad St./Main St.; Nylander Way/ Main St.**

29. Location of existing sidewalks within 1000 feet of the proposed site:

a. **School St, Main St, High St, Railroad St, Nylander Way, Central St**

30. Location of proposed sidewalks and their connection to existing sidewalks: **Sidewalks are being proposed along the proposed street. The proposed sidewalk will connect to the existing sidewalk along High St.**

31. Are there parcels of undeveloped land adjacent to the proposed site? ☐ yes ☒ no

Will access to these undeveloped parcels been provided within the proposed site?

☐ yes ☐ no

If yes, please describe \_\_\_\_\_

If no, please explain why \_\_\_\_\_

### **C. Utilities and Municipal Services**

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed? **36**

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? **Office. Roughly 7,200 sf of new gross floor area.**

34. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site:  
**Fort Pond Brook runs near the site and collects stormwater runoff.**

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: **The proposed drainage system will be comprised of catch basins, manholes, and infiltration trenches. There will be an improvement to stormwater runoff quality.**

c. Will a NPDES Permit be required?   X   yes        no

35. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)  
**5 minutes**

36. Schools (if residential)

a. Projected number of new school age children: **1.67 x 12 new units = 20.04**

b. Distance to nearest school: **1.3 miles (Conant School)**

**E. Measures to Mitigate Impacts**

Attach brief descriptions of the measures that will be taken to:

37. Prevent surface water contamination.

38. Prevent groundwater contamination.

39. Maximize groundwater recharge.

40. Prevent erosion and sedimentation.

41. Maintain slope stability.

42. Design the project to conserve energy.

43. Preserve wildlife habitat.

44. Preserve wetlands.

45. Ensure compatibility with the surrounding land uses.

46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event..

47. Preserve historically significant structure and features on the site.

48. To mitigate the impact of the traffic generated by the development.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.

Development Impact Report  
Section E Measures to Mitigate Impacts

- 37. Prevent surface water contamination:** The proposed drainage system will be designed in accordance with the Town of Acton Subdivision Rules and Regulations and the DEP Stormwater Management Standards. Runoff towards Fort Pond Brook will be directed into a closed drainage system comprised of a deep sump and hooded catch basins. The deep sump and hooded catch basins will act as pre-treatment, which will prevent oil and gas from entering the remainder of the drainage system, and collect roadway sediment. During construction, any silt, construction debris, etc. shall be removed from the public way, wetlands or abutting property immediately upon discovery. Fill material used shall be free of hazardous material and construction debris. The developer will comply with an Erosion and Sedimentation Control Plan.
- 38. Prevent groundwater contamination:** The site will be served by Town Sewer. The drainage system will be designed in accordance with the DEP Stormwater Management Standards.
- 39. Maximize groundwater recharge:** Re-charge of runoff for the site will be provided within the proposed drainage system. Runoff to be directed towards vegetated surfaces in an effort to maximize recharge where possible and infiltration will be used where appropriate.
- 40. Prevent erosion and sedimentation:** During construction, any silt, construction debris, etc. shall be removed from the public way, wetlands or abutting property immediately upon discovery. Fill material used shall be free of hazardous material and construction debris. The developer will comply with an Erosion and Sedimentation Control Plan.
- 41. Maintain slope stability:** Cut and fill slopes, if any, will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with hay-mulch during the non-growing season (November 1 to April 1). An Erosion and Sedimentation Control Plan will be prepared, which will provide the necessary details.
- 42. Design the project to conserve energy:** The proposed buildings will meet the stringent requirements of the state and local building codes.
- 43. Preserve wildlife habitat:** The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible. The majority of the site has already been developed.
- 44. Preserve wetlands:** An Erosion and Sedimentation Control Plan has been prepared that will delineate the limit of work and also provide the necessary details for protecting the wetlands. The drainage system will be designed in accordance with the DEP Stormwater Management Standards.
- 45. Ensure compatibility with the surrounding land uses:** The surrounding land uses are composed of residential single-family, multi homes and commercial uses typical in a village center. The proposed use of the property will also be mixed residential and commercial. The uses on the site will be those allowed by the Zoning Bylaw.

46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment: **The proposed drainage system will be designed in accordance with the Town of Acton Subdivision Rules and Regulations and the DEP Stormwater Management Standards, which require that there be no increase in rates of runoff.**
47. Preserve historically significant structures and features on the site: **There are no historically significant features on the site do to the extensive development of previous owners.**
48. To mitigate the impact of the traffic generated by the development: **The vehicle trips generated from this proposed development are not significant and are not in excess of the typical thresholds that trigger traffic mitigation and analysis in town.**

### **3. CERTIFIED LIST OF ABUTTERS**



Town of Acton  
472 Main Street  
Acton, MA 01720  
Telephone (978) 264-9822  
Fax (978) 264-9630

Brian McMullen  
Assistant Assessor

Lotus:  
Parcel:

113 MAIN ST  
H2A-64

8 HIGH ST  
H2A-64

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
1 MAPLE STREET	H2A-42-2	COMMONWEALTH OF MASSACHUSETTS		DEPARTMENT OF HIGHWAYS	BOSTON	MA	02108
3 SCHOOL ST	H2A-47	TOWN OF ACTON	TREE DEPARTMENT	472 MAIN STREET	ACTON	MA	01720
9 SCHOOL ST	H2A-48	PORHAZZO DANIEL		43 KINSLEY ROAD	ACTON	MA	01720
13 SCHOOL ST	H2A-49	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
25 SCHOOL ST	H2A-49-1	BOLDZAR JOZEF		27 SCHOOL ST	ACTON	MA	01720
25-27 SCHOOL ST	H2A-50	BOLDZAR JOZEF		27 SCHOOL STREET	ACTON	MA	01720
25 SCHOOL ST	H2A-51	BOLDZAR JOZEF		27 SCHOOL ST	ACTON	MA	01720
112 MAIN ST	H2A-83	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
110 MAIN ST	H2A-85	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
5 HIGH ST	H2A-69	IRON WORK FARM IN ACTON INC	C/O ANNE FORBES	P O BOX 1111	W. ACTON	MA	01720
29 SCHOOL ST	H3A-22	SOUTH ACTON CONGREGATIONAL	CHURCH	36 SCHOOL STREET	ACTON	MA	01720
1 RIVER ST	H3A-23	GASSETT THOMAS H		1 RIVER ST	ACTON	MA	01720
5 RIVER ST	H3A-38	MBTA		PO BOX 845142	BOSTON	MA	02284-5142
5 RIVER ST REAR	H3A-38-1	NEALEY RONALD C		PO BOX 845142	BOSTON	MA	02284-5142
20 HIGH ST	H3A-49	NEALEY RONALD C		20 HIGH ST	ACTON	MA	01720
20 HIGH ST	H3A-50	NEALEY RONALD C		20 HIGH ST	ACTON	MA	01720
18 HIGH ST	H3A-51	MARCEWICZ JOSEPH A	MARILYN	18 HIGH ST	ACTON	MA	01720
11 HIGH ST	H3A-52	IRON WORK FARM IN ACTON INC	C/O S.L. WILLIAMS	PO BOX 1111	ACTON	MA	01720
22 HIGH ST	H3A-55	ALESBURY DEBRA SCHULTHEISS TRST	DEBRA SCHULTHEISS ALESBURY TRUST	22 HIGH ST	ACTON	MA	01720
MBTA		C/O TRANSIT REALTY ASSOCIATES, LLC	ATTN: VANESSA MERRIT	77 FRANKLIN ST 9TH FLOOR	BOSTON	MA	02110
113 MAIN ST	H2A-57	ERIKSON GRAIN MILL		PO BOX 2263	ACTON	MA	01720
3 HIGH ST	H2A-64	FAULKNER MILL REALTY LLC		PO BOX 985	ACTON	MA	01720

Acton and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE  
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Bosborough, MA 01729  
Concord, MA 01742  
Carlisle, MA 01741  
Meynard, MA 01754  
Westford, MA 01888  
Littleton, MA 01460  
Sudbury, MA 01776

*Kimberly Hoyt*  
Kimberly Hoyt  
Assessing Clerk  
Acton Assessors Office  
23-Jan-09

#### **4. PRELIMINARY PLAN**